

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 5
Meeting Date: 02/15/01

SUBJECT: EVMCC #SFP-2001.15

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: Request by EVMCC for an Amended Final Plan of Development at 6225 South McClintock Drive.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request by EVMCC (Steven Sorkya, Southern Expo, L.L.C., property owner) for a Amended Final Plan of Development #SFP-2001.15 consisting of 4,648 s.f. on 0.915 net acres located at 6225 South McClintock Drive.

Document Name: 20010215devsrh01

Supporting Documents: Yes

SUMMARY: This request is for an Amended Final Plan of Development for East Valley Masjid & Community Center (EVMCC) located at the south east corner of McClintock Drive and Libra Drive. The applicant's intent is to occupy an existing building and to make minor improvements to the parking lot, drive ways and landscaping. At present time, the subject property has two driveways along Libra Drive. The driveway closer to McClintock Drive will be deleted as recommended by Traffic Engineering. The proposed use, place of worship, is an allowed use in the PCC-1 Zoning District and the number of parking spaces proposed, 43, is the number required by Ordinance. Staff supports this request. To date no public input has been received.

RECOMMENDATION: Staff - Approval
Public - None

ATTACHMENTS:

1. List of Attachments
2. History & Facts / Description
3. Comments
- 4-5 Conditions of Approval
6. Location Map
7. Amended Final Plan of Development
8. Letter of Explanation/Intent
9. Property Owner's Letter of Authorization
10. Previously approved Final Plan of Development

HISTORY & FACTS:

December 4, 1972. City Council approved a zoning change from AG, Agricultural to PSC-1 (now PCC-1) for 7.2 parcel including the 0.915 net acre parcel under this request.

January 28, 1981. The Board of Adjustment approved two variances. One to reduce the minimum required street side yard building setback from 50 feet to 44 feet along Libra Drive. The second variance was to allow an individual free standing tenant identification sign in a shopping center.

May 21, 1981. City Council approved a Final Plan of Development for Home Federal Savings Bank.

DESCRIPTION: Owner – Southern Expo, L.L.C., Steven Sorrya
Applicant – Sajjad Minhas, EVMCC
Engineer – HOQUE & Associates, Enamul Hoque, P.E.
Existing zoning – PCC-1
Total site area – 0.915 net acres
Total bldg. area – 4,648 s.f.
Lot coverage – 12%
Parking required – 43 spaces
Total Parking provided – 43 spaces
Bicycle parking required – 3 spaces
Bicycle parking provided – 4 spaces
Landscaping – 37%

COMMENTS: The subject property was part of zoning change from AG, Agricultural to PCC-1, Planned Commercial Center in 1972 then later in 1981 a building was built for Home Federal Savings and Loan. This building was later occupied by Great American Bank in 1986. Most recently, this building has been vacant.

This request is for a Final Plan of Development for East Valley Masjid & Community Center (EVMCC) located at the south east corner of McClintock Drive and Libra Drive. The applicant's intent is to occupy an existing building and to make minor improvements to the parking lot and landscaping. At present time, the subject property has two driveways along Libra Drive. The driveway closer to McClintock Drive will be deleted as recommended by Traffic Engineering. The proposed use, place of worship, is an allowed use in the PCC-1 Zoning District and the number of parking spaces proposed, 43, is the number required by Ordinance. Staff supports this request. To date no public input has been received.

**REASONS FOR
APPROVAL:**

1. The proposed plan on the subject site should help to maintain and upgrade the landscaping, on-site driveways and parking areas.
2. The proposed Amended Final Plan of Development is consisting with the previous approved plan.

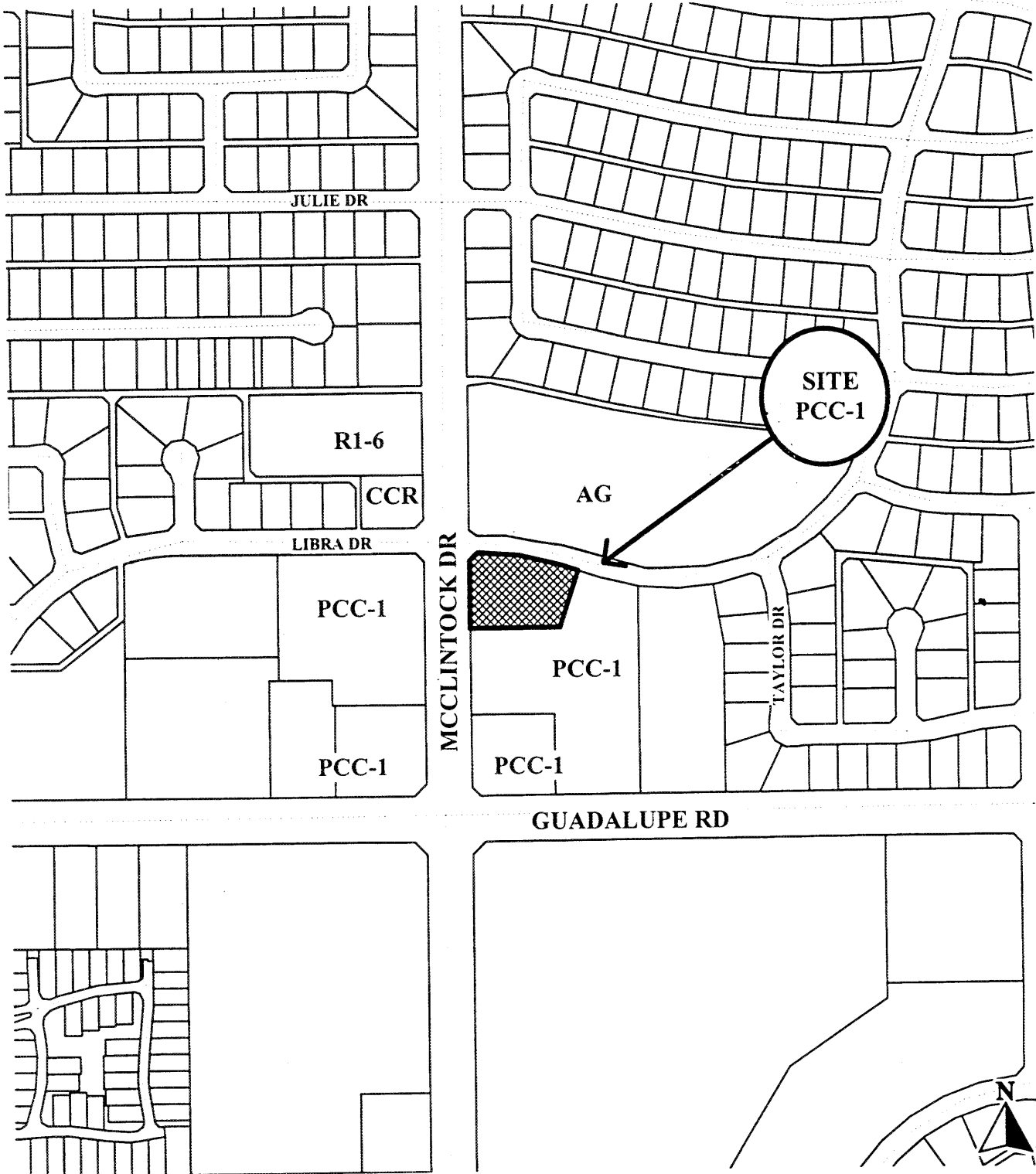
**CONDITION(S)
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. Should the property be subdivided, the applicant/owner shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney.
4. The Final Plan of Development shall be recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. Details of the document format shall be reviewed by the Planning Division staff prior to recordation by the Maricopa County Recorder.

5. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
6. The applicant shall resolve all lighting and security details with the Police Department prior to the recordation of the Final Plan of Development.

EVMCC

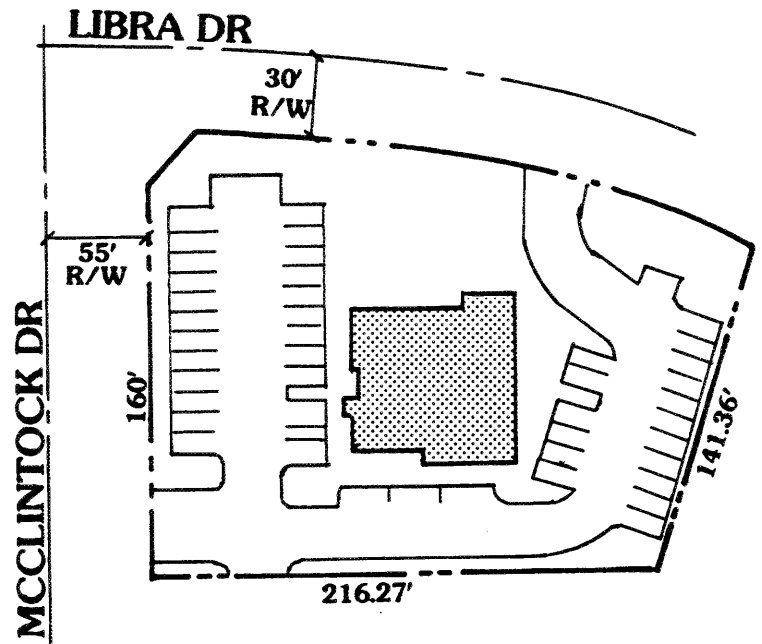
SFP-2001.15



Location Map SEE OTHER SIDE FOR MORE INFORMATION

SYMBOL(S):

EXISTING BUILDING(S)

**SITE DATA:**

NET SITE AREA	.915 AC
TOTAL BUILDING AREA	4648 S.F.
PARKING REQUIRED	43
PARKING PROVIDED	43





January 22, 2001

City of Tempe
Development Services Department
P.O. Box 5002
31 East 5th Street
Tempe, Arizona 85282

1225 North Stadem Drive
Tempe, Arizona 85281
Tel: 480-921-1368
Fax: 480-921-0194

Subject: Letter of Explanation/ Intent

To Whom It May Concern:

The proposed new use of the existing building as a place of worship requires more parking than what was required for the previous use as a bank. With the adjustment of parking stall sizes per current City of Tempe standards, additional spaces are added in the front of the building. In the rear of the building, the existing one-way drive is modified to a 2-way drive. Angular parking is revised to 90 degree parking with the addition of stalls. Some parallel parking is added on the south 2-way drive. Total parking spaces available is brought to 43 spaces as required by current ordinances. In addition, the existing driveway at the northwest corner of Libra/McClintock is deleted due to its close proximity to the intersection to make for safer egress from the site by widening the other driveway on Libra Drive.

If you have any questions, or if we can be of any further assistance, please contact us at (480) 921-1368.

Sincerely
Hoque & Associates, Inc.

A handwritten signature in black ink, appearing to read "Enamul Hoque", written over a horizontal line.

Enamul Hoque, P.E.
President

CITY OF TEMPE
DEVELOPEMENT SERVICES DEPARTMENT
31 E 5TH ST.,
TEMPE AZ 85281.

DEAR SIRS;

WE, SOUTHERN EXPO L.L.C., HEREBY AUTHORISE MR. SAJJAD MINHAS /
EVMCC (EAST VALLEY MASJID & COMMUNITY CENTER AKA MASJID OMAR ibn
AL-KHATTAB) TO AMEND THE GENERAL PLAN OF DEVELOPMENT FOR UNIT 2 FOR
APORTION OF TRACT F CONTINENTAL EAST UNIT 6, WHOSE ADDRESS IS 6225
S MCCLINTOCK DR. TEMPE AZ., FOR USE AS APLACE OF WORSHIP



SINCERELY

DR. STEVEN SORRYA
FOR

SOUTHERN EXPO L.L.C.
DATED 01-23-2001



Notary Public State of Arizona
Maricopa County
Fariba Salim
Expires July 21, 2003



RECORDED

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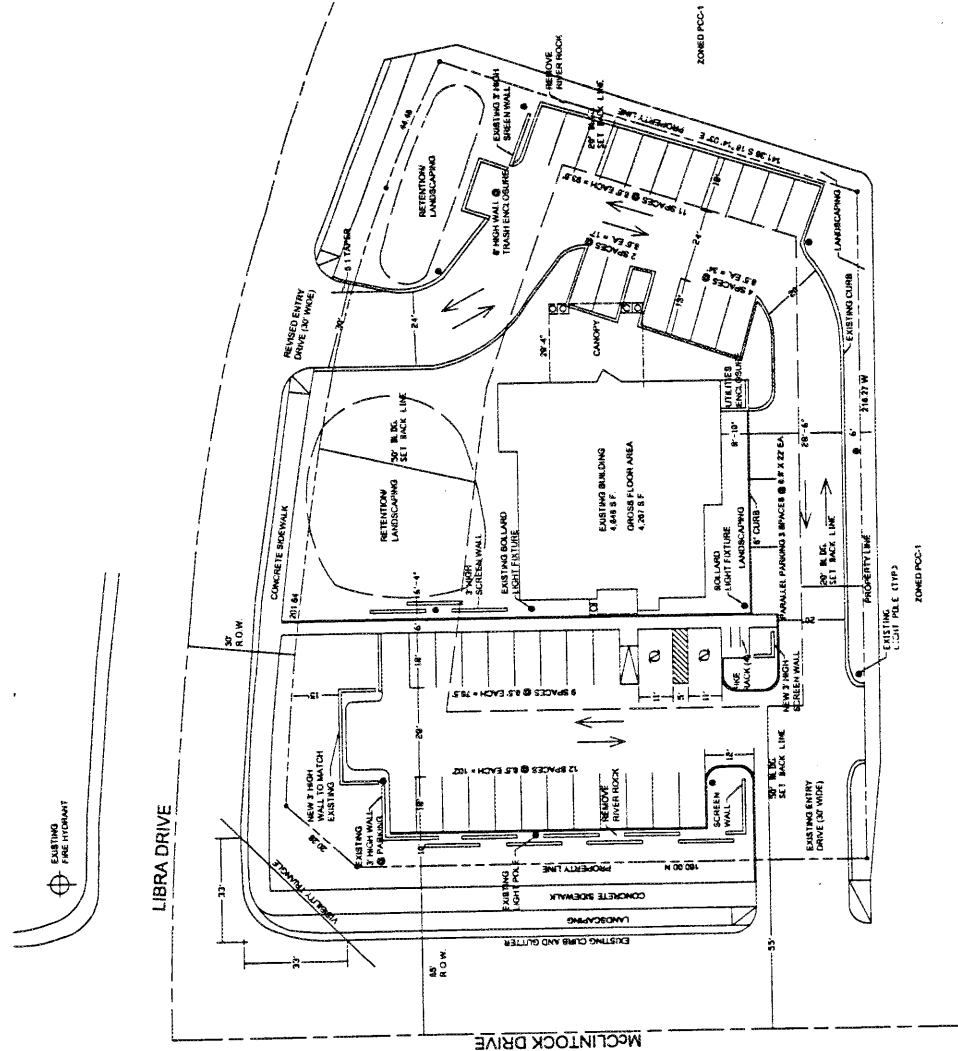
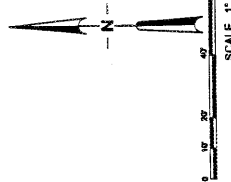
MASJID OMAR ibn Al-Khattab
aka EVMC
AT 6225 SOUTH MCCLINTOCK DRIVE
TEMPE, ARIZONA

Owner's Name and Address
MASJUD OMAR Ibn Al-Khatib
aka EVMCC
SAJJAD MINHAS
1105 E. BROADWAY ROAD
TEMPE, ARIZONA 85282
(480) 726-2803

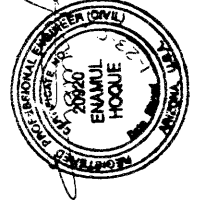
Engineer's Name and Address
HOQUE & ASSOCIATES, INC.
7737 W. UNIVERSITY DR., STE. 1
TEMPE, ARIZONA 85231
(480) 921-1368

Drawn By:	MCS	Date:	1/18/00
Designed By:	RUN-A	Date:	1/18/00
Checked By:	EH	Date:	1/18/00
Scale			1" = 20'

Sheet: 1 of 1



THE UNIVERSITY OF CHICAGO PRESS



WE, THE UNDERSIGNED STATE THAT IF THIS PROPOSED DEVELOPMENT PLAN IS APPROVED, WE WILL DEDICATE TO THE PUBLIC USE ALL STREETS AS SHOWN ON THE PLAN AND ANY NECESSARY WIDENING OF ADJACENT STREETS. THIS PREMISE IS NOT ENCUMBERED BY ANY DEFERRED TAXES. THIS STATEMENT SIGNED THIS _____, 2001.

APPROVAL OF PLANNING AND ZONING COMMISSIONS:
THIS FINAL PLAN OF DEVELOPMENT IS APPROVED BY
THE PLANNING AND ZONING COMMISSION OF THE CITY
OF TEMPE, ARIZONA, THIS _____ DAY OF _____
2001.

[illegible]